



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** November 20, 2007  
**TO:** Mayor and Councilmembers  
**FROM:** Planning Division, Community Development Department  
**SUBJECT:** 561 West Mountain Drive Subdivision Approval

**RECOMMENDATION:** That Council:

- A. Grant the appeal of Craig and Suzan Christenson and revise the Planning Commission's decision as directed by the Council during the July 24, 2007 appeal hearing; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving Lot Frontage Modifications (3), a Public Street Waiver, Neighborhood Preservation Ordinance Findings and a Tentative Subdivision Map for an Application of Brent Daniels, L & P Consultants, agent for Jorgensen Ranch, LLC, 561 West Mountain Drive (MST2004-00206).

### DISCUSSION:

#### History

On March 15, 2007, the Planning Commission approved Lot Frontage Modifications (4), Garage Size Modifications (3), a Public Street Frontage Waiver, Neighborhood Preservation Ordinance Findings and a Tentative Subdivision Map for a four-lot subdivision of an 8.8-acre lot located at 561 West Mountain Drive. On March 26, 2007, the project approval was appealed to the City Council. On July 24, 2007, the City Council held a public hearing on the appeal. At the conclusion of the hearing, the City Council voted to continue the appeal and directed the applicant to return with a three-lot subdivision and to eliminate the requested garage size modifications.

#### Project Description

The project consists of the subdivision of an 8.8-acre lot into three parcels. The prior Lots 3 and 4 have been merged to create one lot, thereby reducing the project from a four-lot subdivision to a three-lot subdivision. Lots 1, 2 and 3 would be 2.21, 2.16 and 4 net acres, respectively. The project includes the construction of new homes on two of the lots and

---

REVIEWED BY: \_\_\_\_\_ Finance \_\_\_\_\_ Attorney

Agenda Item No. _____
-----------------------

maintenance of the existing house on Lot 2. Each lot requires a lot frontage modification and a public street waiver. The garage size modifications have been removed from the project description. Infrastructure improvements related to the subdivision are proposed, including a new private road, utilities and fire hydrants. Neighborhood Preservation Ordinance (NPO) findings were required to be made by the Planning Commission for grading in excess of 500 cubic yards outside of the building footprints at the time of project approval (i.e. prior to adoption of the updated NPO). The updated NPO no longer requires the Planning Commission to make findings for grading in excess of 500 cubic yards; however, the Implementation Strategies of the NPO dictate that the prior NPO findings apply, and that this project remains under the purview of the Architectural Board of Review, rather than the Single Family Design Board.

### Conclusion

Staff believes that the applicant has responded to the City Council's request, and that the project approval is appropriate.

**ATTACHMENTS:**

1. Applicant Letter
2. July 24, 2007 Council Agenda Report (no Attachments)
3. Reduced-size Tentative Map (full-size plans are available for review in the Mayor and Council Office and City Clerk's Office)

**PREPARED BY:** Allison De Busk, Project Planner

**SUBMITTED BY:** Dave Gustafson, Acting Community Development Director

**APPROVED BY:** City Administrator's Office

[L&P P.N.: 04-010.01]

August 22, 2007

City Council  
C/o Jan Hubbell, Senior Planner  
City of Santa Barbara  
Planning Division  
630 Garden Street  
Santa Barbara, CA 93102

Subject: Revised Jorgensen Ranch Subdivision; 3-Lots  
561 West Mountain Drive  
APN 021-110-018  
MST2004-00206

Dear Council Members:

Pursuant to the direction of your Council at a public hearing on July 24, 2007, the attached 3-sheet Tentative Map has been revised for your final approval. This revised map incorporates the major change requested (reduction of one lot), and a few minor changes itemized below. Given the relative simplicity of these changes, we believe the revised map is in compliance with the Council's direction, and further that this project can now move forward and be approved in an expeditious manner.

The changes to the attached map sheets are as follows:

1. Deletion of former Lot 4.
2. Previous Lot 4 land has been incorporated into Lot 3 to create a 4 acre lot (net).
3. The previous Lot 4 "development envelope" has been reduced in size in order that the property retains some typical accessory uses, while facilitating the reduction of fuels for fire safety. Additionally, one access point with parking has been retained for the "accessory use development envelope." No additional development of this accessory use area is contemplated at this time.
4. The reconfigured Lot 3 includes a revised setback line.
5. Four of the previous modifications have been deleted; three associated with the garage sizes, and the lot frontage associated with Lot 4.
6. The number of oak trees to be removed has been reduced from 13 to ten.
7. The "development envelope" on Lot 2 has been reduced to coincide with the 705 foot elevation line per the Planning Commission and Council requirement.
8. The amount of grading has been reduced commensurate with the removal of Lot 4 and the previously proposed home.
9. The erosion control previously associated with the Lot 4 home has been removed.

Letter to City Council Members  
Revised Jorgensen Ranch Subdivision; 3-Lots  
August 22, 2007  
Page 2 of 2

Given the minor nature of these listed changes we believe a quick review by City staff and subsequent consent agenda scheduling at Council can be accomplished. If you have any questions or wish to discuss this project further, please do not hesitate to contact me.

Very truly yours,  
L & P CONSULTANTS

Brent Daniels  
Agent for Jorgensen Ranch, LLC

cc: Jorg Ranch, LLC  
File

Attachments - Eight (8) sets of a 3-sheet Tentative Map Package

(G:\2004\04-010.01 Jorgenson Ranch\WORD\BKD-3-Lot Ltr 08-2007.doc)



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** July 24, 2007

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Appeal Of The Planning Commission Approval For 561 W. Mountain Drive

### RECOMMENDATION:

That Council deny the appeal of Craig and Suzan Christenson and uphold the Planning Commission's decision to approve the Lot Frontage Modifications, Garage Size Modifications, Public Street Frontage Waiver, Neighborhood Preservation Ordinance Findings and Tentative Subdivision Map for the proposed four-lot subdivision at 561 W. Mountain Drive, making the findings in the Council Agenda Report and subject to the Conditions of Approval in Planning Commission Resolution 014-07.

### EXECUTIVE SUMMARY:

On March 15, 2007, the Planning Commission approved Lot Frontage Modifications (4), Garage Size Modifications (3), a Public Street Frontage Waiver, Neighborhood Preservation Ordinance Findings and a Tentative Subdivision Map for a four-lot subdivision of an 8.8-acre lot. The appellant requests that the Council deny the project, asserting that, in summary, the project would negatively impact public safety. It is Staff's position that appropriate consideration has been given to public safety concerns, including all of the specific issues outlined in the appellant's letter, as well as to applicable City policies and ordinances, and that the project approval was appropriate.

### DISCUSSION:

#### Project Location and Setting

This project is located at 561 W. Mountain Drive and is generally located across from Sheffield Reservoir/Open Space. The existing 8.8-acre parcel is surrounded by mostly developed parcels, ranging in size from less than 0.5 acres to 4.28 acres and averaging 1.27 acres in size, excluding the subject parcel, which is the largest privately held parcel in

REVIEWED BY: \_\_\_\_\_ Attorney

Agenda Item No. \_\_\_\_\_

the area. Access to the parcel is via a private 50-foot wide easement, held in common with other parcels that share access to Mountain Drive. Some other parcels are on private streets or driveways in the area, including Las Canoas Lane and Cielito Lane, as well as access to El Rancho Hacienda, a seven-unit development on a 4.28 acre parcel.

A single family house currently exists on the subject parcel, which includes a mix of native and non-native trees. An unnamed, intermittent drainage flows along the easterly edge of the property.

### Project Description

The project consists of the subdivision of an 8.8-acre lot into four parcels. New lots would range in size from 1.68 to 2.32 net acres. The project includes the construction of new homes on three of the lots, each requesting a garage size modification, and maintenance of the existing house on Lot 2. Each lot requires a lot frontage modification and a public street waiver. Neighborhood Preservation Ordinance findings were required for grading in excess of 500 cubic yards outside of the building footprints. Infrastructure improvements related to the subdivision are proposed, including a new private road, utilities and fire hydrants. See Attachment 1 for Tentative Subdivision Map, site plans and building elevations.

### Planning Commission Action

This project was reviewed and approved by the Planning Commission on March 15, 2007 (see Attachments 2, 3 and 4 – Planning Commission Staff Report, Minutes, and Resolution). Ten members of the public spoke in opposition to the project and two members of the public spoke in favor of the project. The Commission discussed, among other things, the fire safety issue, the appropriate number of lots for the site, access and future development on Lot 2, which includes the existing historic house. Following the discussion, the Commission, on a 4-3 vote, approved the project with revised conditions of approval, including a reduced building envelope and prohibition on detached accessory structures for Lot 2, and a reduction in the ultimate height of the buildings on Lots 1 and 3.

### Appeal Issues and Responses

On March 26, 2007, the project approval was appealed on the basis that 1) the findings to support a Public Street Waiver cannot be made; 2) the findings to support the Lot Frontage Modifications cannot be made; 3) the Neighborhood Preservation Ordinance findings cannot be made; and 4) the project's environmental review was inadequate. (See Attachment 5, Appellant's letter)

Public Street Waiver – The appellant asserts that the City cannot rely on a Homeowner's Association to maintain the road, fire hydrants and water lines; therefore, putting public safety at risk. The Land Development Team has struggled with this issue since the project was first submitted for review. Initially, staff did not support the public street waiver because of maintenance concerns related to public infrastructure and fire protection. This

issue was even discussed by the Planning Commission at a concept review hearing in July 2005 (refer to Attachment 6 for Minutes).

However, as the project was further refined, the applicant submitted a draft Declaration of Covenants, Conditions and Restrictions for Maintenance of Private Road and Formation of Private Road Owners' Association (Jorgensen Lane) (CC&Rs – See Attachment 7). Staff, including the City Attorney's office, has thoroughly reviewed this document, and believes that sufficient provisions to ensure the maintenance required on the utilities, roads and fire equipment have been incorporated into the CC&Rs. This includes maintenance of the fire hydrants and associated water mains, valves, equipment and lines; road pavement; drainage facilities and landscaping; with specific requirements for funding and enforcement. Maintenance would be at, or potentially above, the City's established maintenance standards. Provisions for the City to enforce the requirements, if necessary or appropriate, are also included, as well as the ability for the City to tow vehicles as necessary to keep the fire access clear.

The appellant refers to the "potentially unreliable" Homeowner's Association and the "experimental" nature of the CC&Rs. Staff has seen very effective Homeowner's Associations, as well as private roads that are impeccably maintained. There are examples of private roads in the City that have not been maintained adequately; however, these roads have not had the type of CC&Rs that are proposed for the subject development. The use of private CC&Rs to provide for the maintenance of private improvements is not an experimental concept. Staff considers the proposed CC&Rs to be extremely thorough and well-crafted. The proposed CC&Rs address concerns regarding the future maintenance of the private improvements by the homeowners' association by granting the City the contractual right to perform the required maintenance, if necessary, and to charge the property owners for the cost of such work.

Based on all these reasons, staff and the majority of the Planning Commission were able to make the findings required to support the waiver. Those not in support of the project indicated support for either a two- or three-lot configuration, both of which would have required a public street waiver due to the number of parcels already using the existing private drive (See Attachment 4, Planning Commission Minutes).

Lot Frontage Modifications – Per Santa Barbara Municipal Code, Section 28.15.080 (Lot Frontage Requirements), newly created parcels in the A-1 Zone must have at least 100 feet of frontage on a public street. In the proposed project, none of the newly created lots have frontage on a public street. Rather, the lots would provide at least 100 feet of frontage on a private street because the subject parcel is landlocked and the only access is via an easement. This development pattern is a fairly common occurrence in the surrounding area. Staff believes that the requested lot frontage modifications are appropriate because the private road will be constructed to public road standards and will be offered for dedication (within the subject property) as a public road. Further, the development satisfies the minimum Fire Department access requirements and does not compromise public health or safety. Also, the subdivision is consistent with other lots in the surrounding area that are similarly situated on private roads. Additionally, there will be improved access to the existing homes along the private road as a result of the widened access and entry from Mountain Drive. Essentially, the road will look and function like a

public road. The only difference is that the homeowners will have the primary responsibility for maintenance, rather than the City.

Neighborhood Preservation Ordinance Findings – Under the Neighborhood Preservation Ordinance (NPO) in effect at the time the Planning Commission considered the project, the Commission was required to make NPO findings because the project involved in excess of 500 cubic yards (CY) of grading outside the building footprint for the subdivision. Among others, in order to approve the project, the Planning Commission must find that the public health, safety and general welfare will be protected. The project will not put the public's health, safety or welfare at risk, as discussed above. It should also be noted that, as recently adopted, the updated NPO no longer requires Planning Commission approval of grading in excess of 500 cubic yards. Finally, the Architectural Board of Review held a concept review hearing on August 7, 2006, making generally positive comments to Planning Commission and providing direction to reduce hardscape and adjust driveway alignments to reduce tree impacts (See Attachment 8).

CEQA Determination – The project was determined to be categorically exempt per Sections 15315 and 15303 of the California Environmental Quality Act (CEQA) Guidelines. Section 15315 applies to "the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent." The subject parcel is in an urbanized area, as defined by Section 15387 of the CEQA Guidelines and shown on the U.S. Census Bureau Urbanized Area Map; is zoned for residential use; would be divided into four parcels; the division would be in conformance with the General plan and zoning; no variances or exceptions are required (modifications and street frontage waivers are not the same as variances or exceptions, as the Municipal Code permits them if appropriate findings can be made); all services to the parcel are available to City standards; access to the site is consistent with City standards despite the need for a public street waiver; the parcel has not been part of a subdivision within the previous two years; and the parcel has a slope of less than 20%.

Section 15303 applies to the construction of up to three new single-family residences and appurtenant accessory structures.

In making the determination that the project qualified for this exemption, the City's Environmental Analyst and staff utilized the City's Master Environmental Assessment and several reports and technical studies, including the following:

- An Archaeological Resources Report
- A Biological Assessment
- An Arborist's Report
- An Access and Circulation Analysis
- A Fire Protection Plan
- A Historic Structures Report
- A Drainage Analysis
- A Soils Engineering Report
- A Fault Location Study



The applicant has incorporated all recommended measures identified in these studies into the project description to ensure that it will not result in any significant environmental impacts. In addition, all applicable recommendations have also been incorporated into the project conditions of approval. All of these studies and reports are summarized in the attached Planning Commission Staff Report, and are available for review in their entirety should there be any questions or concerns related to any of these issue areas.

Specifically in response to the issues identified in the appellant's letter, staff has the following comments:

- Potential impacts to the creek drainages and associated riparian habitat resulting from this project were addressed in the Biological Assessment;
- Removal of native trees and plants was addressed in the Arborist's Report;
- Impacts related to fire hazards are addressed in the Fire Protection Plan and were considered by the Fire Department throughout project review; and
- Overall site access and circulation, particularly as it relates to public safety, was considered by the Land Development Team, including the Fire Department, and Planning Commission, in conjunction with the Access and Circulation Analysis.

#### **RECOMMENDATION:**

Staff supports the Planning Commission's approval of the proposed project, as the constraints of the site and potential impacts have been considered in its approval. Therefore, Staff recommends that the Council deny the appeal, thereby upholding the decision of the Planning Commission, making the following findings and subject to the Conditions of Approval contained in Planning Commission Resolution No. 014-07 (Attachment 4).

#### **FINDINGS:**

##### Garage Size Modification (SBMC §28.92.110 (1))

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The subdivision would create three new lots that take access off of an existing private road, which does not provide any area for on-street parking. Because these lots do not have direct access to on-street parking, the provision of additional off-street parking is important. The increased garage square footage provides area to accommodate three cars. Proposed garage sizes range from 767 net square feet to 819 net square feet. The garages are tucked into each site and do not create visual concerns given their design and location.

##### Lot Frontage Modifications (SBMC §28.15.080)

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The subject property is landlocked, with access via an easement from West Mountain Drive. The existing lot does not satisfy the required lot frontage requirements. The subdivision will create three additional lots that take access off of West Mountain Drive through a shared private road.

The private road will be constructed to public road standards and will be offered for dedication (within the subject property) as a public road. The development satisfies the minimum Fire Department access requirements and does not compromise public health or safety. The subdivision is consistent with other lots in the surrounding area that are similarly situated.

Public Road Waiver (SBMC §22.60.300)

1. The existing private driveway will be improved to public road standards to provide adequate access to the proposed parcels. The proposed private road is acceptable to the Fire Department and Public Works Department.
2. The private road will provide adequate access for fire suppression vehicles, as required by applicable fire regulations.
3. There is adequate provision for maintenance of the proposed road as outlined in the draft Declaration of Covenants, Conditions and Restrictions for Maintenance of Private Road and Formation of Private Road Owners' Association (Jorgensen Lane), which requires the owners of the proposed lots to adequately maintain the private road. This Declaration will be recorded prior to or concurrent with recordation of the Parcel Map.
4. The waiver is in the best interests of the City and will improve the quality and reduce impacts of the proposed development. Development of a public road to serve the proposed lots will not improve the quality of the development, and would require additional paving and road width to allow for parking areas. The proposed improvements to the existing private road will result in better access and circulation than currently exists. In addition, fire turnaround areas and fire hydrants will be provided as required by applicable fire regulations.

Neighborhood Preservation Ordinance (SMBC §22.68.060)

1. The public health, safety and welfare are protected. The project's access road will be widened and improved, and two new private fire hydrants will be installed along the private road, thereby improving emergency access and fire protection to the existing residence as well as the proposed new residences. The new residence has been sited and designed to avoid any geologic or other public safety impacts.
2. The grading and development are appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
3. The project will, to the maximum extent feasible, preserve and protect native and mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. The oak trees with a diameter of four inches (4") or more at four feet (4') above natural grade that are proposed to be removed, will be replaced on a five-to-one basis. Designated Specimen, Historic and Landmark trees will not be removed.

4. The development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood. The proposed homes have been designed to blend in with the natural hillside and will not block public views or change the overall character of the neighborhood.
5. The development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. The project site is significantly larger than the majority of the adjacent neighborhood's lots; and, following the subdivision, each new lot would be in keeping with, if not larger than, surrounding lot sizes. Each proposed new residence has been designed to blend in with the hillside and appear as a one-story residence.
6. The development will preserve significant public scenic views of and from the hillside. Given the site's topography, it is difficult to see from any public vantage point. The house designs maintain a low profile on the hillside, and will not block any significant public views.

Tentative Subdivision Map (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

**NOTE:** A full-size set of the project plans is on file in the Mayor and Council Office.

- ATTACHMENTS:**
1. Reduced Tentative Map, site plan and elevations
  2. Planning Commission March 15, 2007 Staff Report (Without Exhibits)
  3. Planning Commission Resolution No. 014-07
  4. Planning Commission Minutes (March 15, 2007)
  5. Appellant's letter dated March 26, 2007
  6. Planning Commission Minutes (July 14, 2005)
  7. Declaration of Covenants, Conditions and Restrictions for Maintenance of Private Road and Formation of Private Road Owners' Association (Jorgensen Lane)
  8. Architectural Board of Review Minutes (August 7, 2006)

**PREPARED BY:** Allison De Busk, Project Planner

**SUBMITTED BY:** Paul Casey, Community Development Director

**APPROVED BY:** City Administrator's Office





PROJECT SITE INFORMATION:

STREET ADDRESS:

561 WEST MOUNTAIN DRIVE

ASSESSORS PARCEL NUMBER:

021-110-018

EXISTING ZONING:

A-1 / ONE-FAMILY RESIDENCE ZONE

EXISTING GENERAL PLAN:

RESIDENTIAL / 1 UNIT PER ACRE

PROPOSED DENSITY:

THREE (3) SINGLE FAMILY RESIDENTIAL LOTS

TOTAL PROJECT SITE AREA:

8.81 ACRES - 383,543 SQ. FT. (100%)

OPEN SPACE DEDICATION:

4.83 ACRES - 210,377 SQ. FT. (55%)

DEVELOPMENT ENVELOPE AREA:

3.55 ACRES - 154,400 SQ. FT. (40%)

ROADWAY AND CUL-DE-SAC AREA:

0.43 ACRES - 18,766 SQ. FT. (5%)

PROPOSED LOT INFORMATION:

LOT NO.	LOT AREA (GROSS SF)	LOT AREA (ACRES)	% SLOPE (NET LOT)	DEVELOPMENT ENVELOPE AREA (SF)	DEVELOPMENT ENV. % SLOPE
1	96,410	2.21	17.99%	33,800	11.21%
2	94,239	2.16	18.43%	44,500	14.82%
3	Gross 192,894 Road 18,766 Net 174,128	4.43 0.43 4.00	19.42%	42,800	16.65%
Assessory Use Development Envelope				23,500	13.86%

NOTE:

SEE SHEET 2 OF 3 FOR PRELIMINARY GRADING, ROAD AND UTILITY DESIGN, GRADING QUANTITIES AND SECTIONS.

SEE SHEET 3 OF 3 FOR PRELIMINARY DRAINAGE AND EROSION CONTROL PLAN AND SECTIONS.

APPLICATION REQUEST:

1. TENTATIVE MAP TO SUBDIVIDE 8.81 ACRES INTO THREE (3) RESIDENTIAL LOTS PER SBMC 27.07.01 - 110;

2. WAIVER OF PUBLIC STREET FRONTAGE FOR A PRIVATE DRIVEWAY SERVING MORE THAN TWO LOTS (SBMC 22.60.300); AND

3. THREE (3) MODIFICATIONS TO ALLOW THREE (3) NEWLY CREATED LOTS TO HAVE LESS THAN THE REQUIRED 100 FEET OF FRONTAGE ON A PUBLIC STREET (SBMC 28.15.080).

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ADOLPH BAGNATORI, ET UX., RECORDED OCTOBER 24, 1949, IN BOOK 880, PAGE 414 OF OFFICIAL RECORDS; THENCE 1ST, ALONG A PROLONGATION NORTHERLY OF THE WESTERLY LINE OF SAID BAGNATORI TRACT, AND ALONG THE EASTERLY LINE OF THE TRACT OF LAND AS SHOWN ON THE MAP BY F.F. FLOURNOY, FILED IN BOOK 26, PAGE 13 OF RECORD OF SURVEYS, NORTH 10 15' EAST 187.62 FEET; THENCE 2ND, NORTH 25 13' 30" EAST 165.08 FEET; THENCE 3RD, NORTH 14 15' EAST 167.33 FEET TO THE SOUTH-WESTERLY CORNER OF THE TRACT OF LAND AS SHOWN ON THE MAP OF A PORTION OF THE HAWLEY TRACT, RECORDED IN BOOK 27 AT PAGE 33 OF RECORD OF SURVEYS; THENCE 4TH, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED TRACT, SOUTH 69 02' 30" EAST 799.43 FEET TO THE WESTERLY LINE OF LOT 4 OF THE SURVEY OF A PORTION OF THE W.J. SUMMERBELL PROPERTY, FILED IN BOOK 29 AT PAGE 190 OF RECORD OF SURVEYS; THENCE 5TH, SOUTH 12 06' 20" WEST 427.77 FEET TO A POINT ON THE EASTERLY LINE OF A 50 FOOT PRIVATE ROADWAY AT THE NORTHERLY AND THEREOF; THENCE 6TH, NORTH 75 28' WEST (AT 25.08 FEET THE NORTHEASTERLY CORNER OF SAID BAGNATORI TRACT AND THE CENTERLINE OF SAID 50 FOOT PRIVATE ROADWAY) 826.58 FEET ALONG THE NORTHERLY LINE OF SAID BAGNATORI TRACT TO THE POINT OF BEGINNING, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

EASEMENTS (EXISTING AND PROPOSED):

A

AN EASEMENT FOR UTILITIES, ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1949 AS INSTRUMENT NO. 13149 IN BOOK 880, PAGE 414 OF OFFICIAL RECORDS (ACCESS: PTR #6)

B

AN EASEMENT FOR SHEFFIELD TUNNEL FOR WATER PASSAGE AND WATER CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1951 AS INSTRUMENT NO. 17557 IN BOOK 1030, PAGE 57 OF OFFICIAL RECORDS (SHEFFIELD TUNNEL, PTR #7)

C

AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1955 AS INSTRUMENT NO. 12960 IN BOOK 1326, PAGE 2 OF OFFICIAL RECORDS (ELECTRIC SERVICE; PTR #9)

D

AN EASEMENT FOR ABOVE GROUND AND UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1956 AS INSTRUMENT NO. 14012 IN BOOK 1390, PAGE 512 OF OFFICIAL RECORDS (PHONE SERVICE; PTR #10)

E

AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1959 AS INSTRUMENT NO. 9139 IN BOOK 1608, PAGE 420 OF OFFICIAL RECORDS. (SEWER SERVICE; PTR #11)

F

AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF A WATER PIPE LINE, RECORDED MAY 26, 1950, IN BOOK 919 AT PAGE 347 OF OFFICIAL RECORDS AS FILE NO. 7329. (WATER SERVICE; PTR LEGAL DESCRIPTION)

G

A PROPOSED VARIABLE WIDTH RIGHT-OF-WAY AND CUL-DE-SAC EASEMENT TO THE CITY OF SANTA BARBARA FOR PUBLIC STREET PURPOSES INCLUDING INGRESS AND EGRESS, PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, AND EMERGENCY ACCESS PURPOSES. (TO BE KNOWN AS JORGENSEN LANE).

A

A PROPOSED OFFER OF AN EASEMENT IN GROSS TO THE CITY OF SANTA BARBARA FOR THE PURPOSE OF INGRESS, EGRESS, WATER METER READING AND MAINTENANCE.

BASIS OF BEARINGS AND ELEVATIONS

THE BEARINGS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON THE SANTA BARBARA CONTROL NETWORK AS DOCUMENTS BY RECORD OF SURVEY RECORDED IN BOOK 147, PAGES 70-74 OF RECORDS OF SURVEY.

COLOR KEY

PROPOSED LOT LINE

PROPOSED LOT 35-FOOT FRONT YARD AND 15-FOOT INTERIOR YARD SETBACKS

PROPOSED DEVELOPMENT ENVELOPES (AREA WITHIN SETBACKS FOR ACCESS AND LANDSCAPE PURPOSES ONLY)

PROPOSED SITE WALLS (SEE LANDSCAPE PLANS FOR DETAILS)

PROPOSED HOMES (SEE ARCHITECTURAL PLANS FOR DETAILS)

EXISTING SEASONAL DRAINAGE COURSES (INCLUSIVE OF 25-YEAR FLOW LEVEL)

PROPOSED PRIVATE STREET, CUL-DE-SAC AND DRIVEWAYS

DEVELOPMENT ENVELOPE USES:

THE AREA DESIGNATED AS "DEVELOPMENT ENVELOPE" WITHIN EACH PARCEL HEREON IS HEREBY DEFINED TO INCLUDE THE FUTURE RESIDENTIAL BUILDINGS, TOGETHER WITH THE STRUCTURES PERMITTED THEREIN, AND ALL OTHER AREAS SUBJECT TO GROUND DISTURBANCE AND GRADING. NO GRADING OR GROUND DISTURBANCE IS ALLOWED TO OCCUR OUTSIDE THE DEVELOPMENT ENVELOPE, WITH THE EXCEPTION OF UTILITY AND ACCESS CORRIDORS NECESSARY TO SERVE EACH PARCEL. THE DEVELOPMENT ENVELOPE MAY INCLUDE IMPROVEMENTS SUCH AS WALKWAYS, DECKS, PATIOS, ARBORS, CARPORTS, FENCES, WALLS, CORRALS, GAZEBOES, SPAS, POOLS, UTILITIES AND APPURTENANT YARD IMPROVEMENTS AND OTHER USES CONSISTANT WITH THE SANTA BARBARA MUNICIPAL CODE.

DEVELOPMENT RIGHTS DEDICATION:

ALL AREAS OF THE PROJECT SITE NOT DESIGNATED AS "DEVELOPMENT ENVELOPE" OR SHOWN HEREON AS AN ACCESS OR UTILITY SERVICE CORRIDOR, ARE TO BE SUBJECT OF A DEDICATION OF DEVELOPMENT RIGHTS THEREON TO THE CITY OF SANTA BARBARA. SAID AREAS ARE TO REMAIN IN AN UNDEVELOPED CONDITION SUBJECT TO THE PASSIVE USE BY THE PROPERTY OWNER. THE DEDICATION OF DEVELOPMENT RIGHTS SHALL NOT PREVENT PARCEL OWNERS FROM UNDERTAKING CLEARANCE OF FLAMMABLE VEGETATION ADJACENT TO STRUCTURES AND IMPROVEMENTS FOR FIRE PROTECTION PURPOSES.

UTILITIES

WATER - CITY OF SANTA BARBARA

SEWER - CITY OF SANTA BARBARA

CATV - COX CABLE

ELECTRIC - EDISON COMPANY

TELEPHONE - GENERAL TELEPHONE

GAS - GAS COMPANY

OWNER'S CERTIFICATE:

WE HEREBY APPLY FOR APPROVAL OF THE SUBDIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR AUTHORIZED AGENTS OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

OWNER: JORGENSEN RANCH, LLC

200 E. CARRILLO STREET; STE. 200  
SANTA BARBARA, CA 93101  
(805) 962-8989

PREPARED BY:

L & P CONSULTANTS  
3 W. CARRILLO STREET; STE. 205  
SANTA BARBARA, CA 93101  
(805) 962-4611  
(805) 962-4161 FAX

VICINITY MAP: (NTS)

PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.L.S. 5470

TENTATIVE MAP

FOR SUBDIVISION PURPOSES TO A 3-LOT SUBDIVISION

BEING A SUBDIVISION OF ASSESSOR PARCEL NUMBER 021-110-018

IN THE CITY OF SANTA BARBARA

COUNTY OF SANTA BARBARA

STATE OF CALIFORNIA

SCALE: 1" = 50'

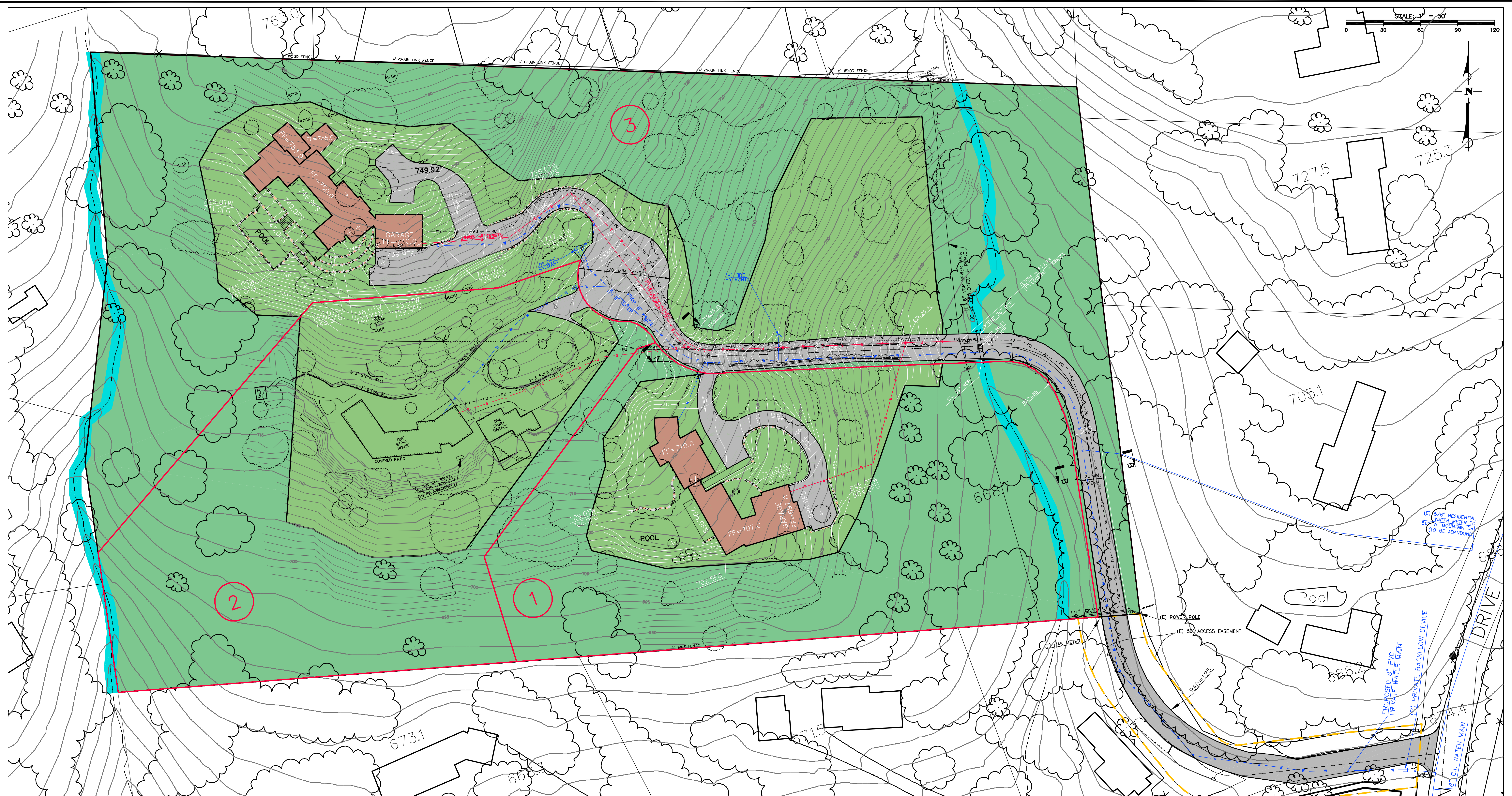
OCTOBER 2007

L & P CONSULTANTS

3 WEST CARRILLO STREET  
SUITE 205  
SANTA BARBARA, CA 93101  
(805) 962-4611  
08-07 04-9170M 8-107/2911

SHEET 1 OF 3





**GEOTECHNICAL & SOILS REPORT:**  
SOILS ENGINEERING REPORT, INVESTEC RESIDENTIAL SUBDIVISION, PREPARED BY EARTH SYSTEMS PACIFIC, DATED NOVEMBER 11, 2004, AND JUNE 5, 2005 WERE FILED WITH THE TENTATIVE MAP APPLICATION.

**DRAINAGE REPORT:**  
JORGENSEN RANCH PRELIMINARY DRAINAGE ANALYSIS, PREPARED BY FLOWERS AND ASSOCIATES ENGINEERS, INC., DATED MARCH 8, 2006, WAS FILED WITH THIS TENTATIVE MAP APPLICATION.

**ESTIMATED EARTHWORK QUANTITIES:**

LOT # (ADDRESS)	RESIDENCE (C.Y.) CUT/FILL	DRIVE/YARD (C.Y.) CUT/FILL	THE ADJACENT QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS.
1 (101 JORGENSEN LANE)	200/350	150/150	
2 (104 JORGENSEN LANE)	N/A	N/A	
3 (108 JORGENSEN LANE)	250/400	200/250	
PRIVATE ROAD/ CUL-DE-SAC	N/A	200/150	
TOTALS	450/750	550/550	

**UTILITIES**  
WATER - CITY OF SANTA BARBARA  
SEWER - CITY OF SANTA BARBARA  
CATV - COX CABLE  
ELECTRIC - EDISON COMPANY  
TELEPHONE - GENERAL TELEPHONE  
GAS - GAS COMPANY

**OWNER'S CERTIFICATE:**  
WE HEREBY APPLY FOR APPROVAL OF THE SUBDIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR AUTHORIZED AGENTS OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

OWNER: JORGENSEN RANCH, LLC

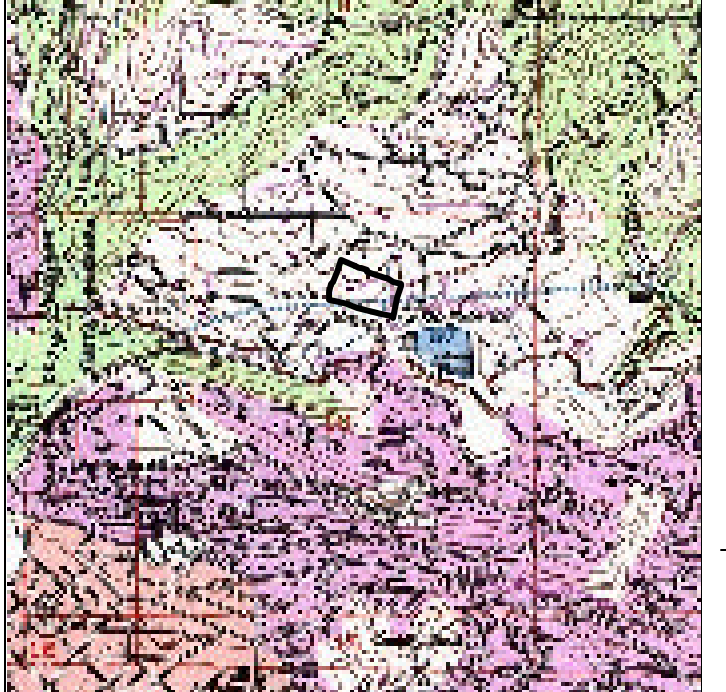
200 E. CARRILLO STREET, STE. 200  
SANTA BARBARA, CA 93101  
(805) 962-8989

**LEGEND / COLOR KEY:**

- W - PROPOSED PRIVATE WATER LINE
- S - PROPOSED PRIVATE SEWER LINE
- PU - PROPOSED UNDERGROUND UTILITIES (GAS, TELEPHONE, ELECTRIC, CABLE TV)
- TW - TOP OF WALL
- FS - FINISHED SURFACE
- FF - FINISHED FLOOR
- WM - PROPOSED WATER METER
- PSM - PROPOSED PRIVATE SEWER MAN HOLE
- FG - FINISHED GRADE
- FF - FINISHED FLOOR
- 4-50 - PROPOSED CONTOURS AND ELEVATION
- PROPOSED LOT LINE
- PROPOSED DEVELOPMENT ENVELOPES (AREA WITHIN SETBACKS FOR ACCESS AND LANDSCAPE PURPOSES ONLY)
- PROPOSED SITE WALLS (SEE LANDSCAPE PLANS FOR DETAILS)
- PROPOSED HOMES (SEE ARCHITECTURAL PLANS FOR DETAILS)
- EXISTING SEASONAL DRAINAGE COURSES (INCLUSIVE OF 25-YEAR FLOW LEVEL)
- PROPOSED PRIVATE STREET, CUL-DE-SAC AND DRIVEWAYS

**DEVELOPMENT ENVELOPE USES:**  
THE AREA DESIGNATED AS "DEVELOPMENT ENVELOPE" WITHIN EACH PARCEL HEREON IS HEREBY DEFINED TO INCLUDE THE FUTURE RESIDENTIAL BUILDINGS, TOGETHER WITH THE STRUCTURES PERMITTED THEREIN, AND ALL OTHER AREAS SUBJECT TO GROUND DISTURBANCE AND GRADING. NO GRADING OR GROUND DISTURBANCE IS ALLOWED TO OCCUR OUTSIDE THE DEVELOPMENT ENVELOPE, WITH THE EXCEPTION OF UTILITY AND ACCESS CORRIDORS NECESSARY TO SERVE EACH PARCEL. THE DEVELOPMENT ENVELOPE MAY INCLUDE IMPROVEMENTS SUCH AS WALKWAYS, DECKS, PATIOS, ARBORS, CARPORTS, FENCES, WALLS, CORRALS, GAZEBOS, SPAS, POOLS, UTILITIES AND APPURTENANT YARD IMPROVEMENTS AND USES.

**DEVELOPMENT RIGHTS DEDICATION:**  
ALL AREAS OF THE PROJECT SITE NOT DESIGNATED AS "DEVELOPMENT ENVELOPE" OR SHOWN HEREON AS AN ACCESS OR UTILITY SERVICE CORRIDOR, ARE TO BE SUBJECT OF A DEDICATION OF DEVELOPMENT RIGHTS THEREON TO THE CITY OF SANTA BARBARA. SAID AREAS ARE TO REMAIN IN AN UNDEVELOPED CONDITION SUBJECT TO THE PASSIVE USE BY THE PROPERTY OWNER. THE DEDICATION OF DEVELOPMENT RIGHTS SHALL NOT PREVENT PARCEL OWNERS FROM UNDERTAKING CLEARANCE OF FLAMMABLE VEGETATION ADJACENT TO STRUCTURES AND IMPROVEMENTS FOR FIRE PROTECTION PURPOSES.

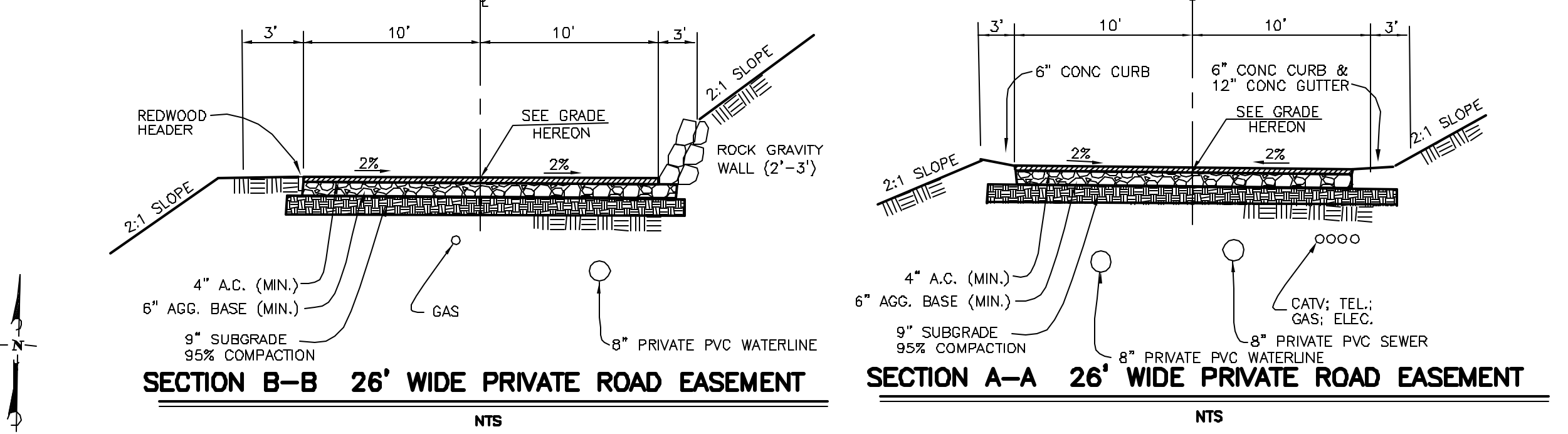


VICINITY MAP: (NTS)

**PREPARED BY:**  
L & P CONSULTANTS  
3 W. CARRILLO STREET, STE. 205  
SANTA BARBARA, CA 93101  
(805) 962-4611  
(805) 962-4161 FAX

PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.L.S. 5470



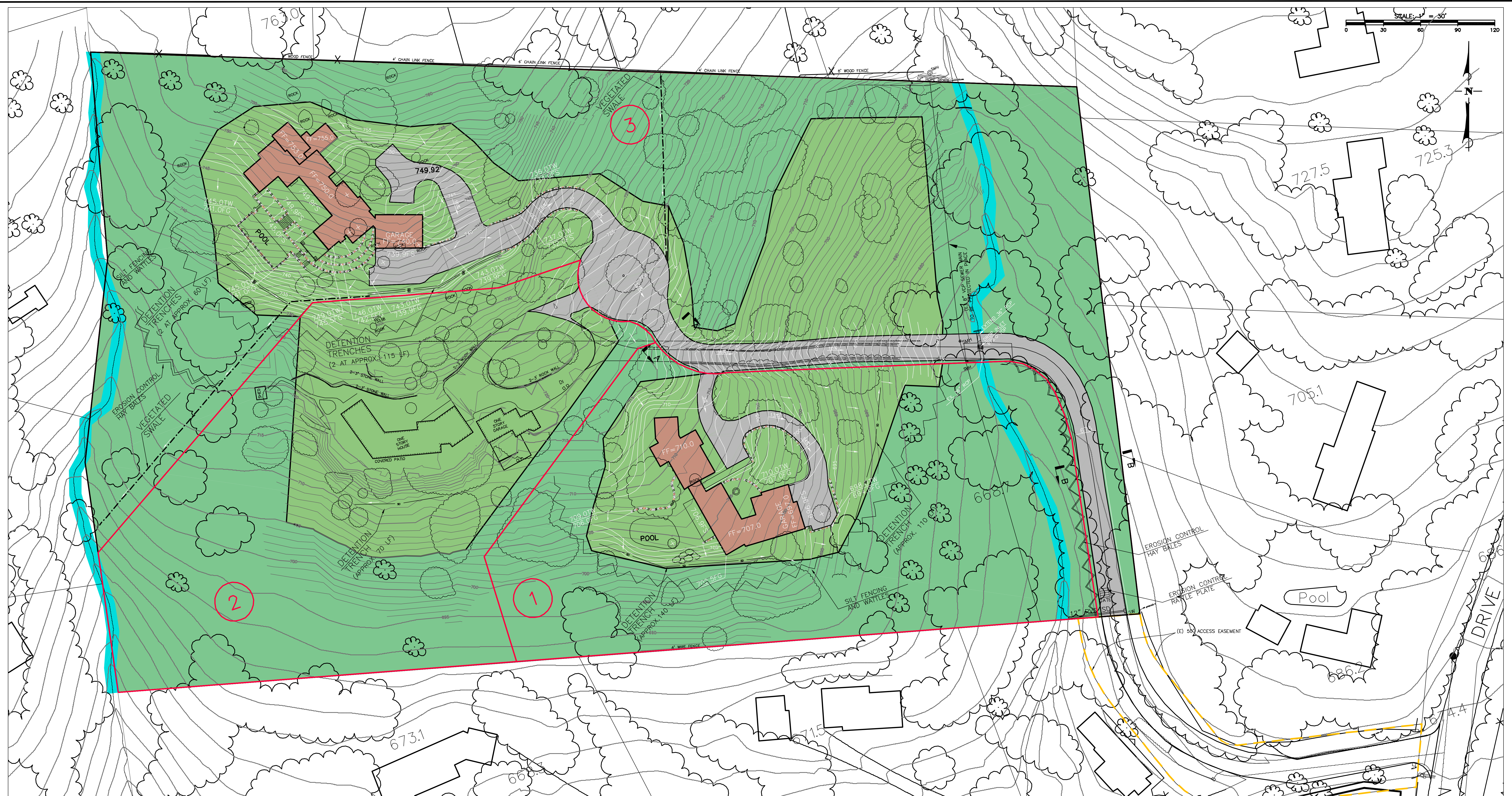
**TENTATIVE MAP**  
**PRELIMINARY GRADING AND UTILITY PLAN**  
**FOR SUBDIVISION PURPOSES TO A 3-LOT SUBDIVISION**  
BEING A SUBDIVISION OF ASSESSOR PARCEL NUMBER 021-110-018  
IN THE CITY OF SANTA BARBARA

COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

SCALE: 1" = 30'  
OCTOBER 2007

SHEET 2 OF 3

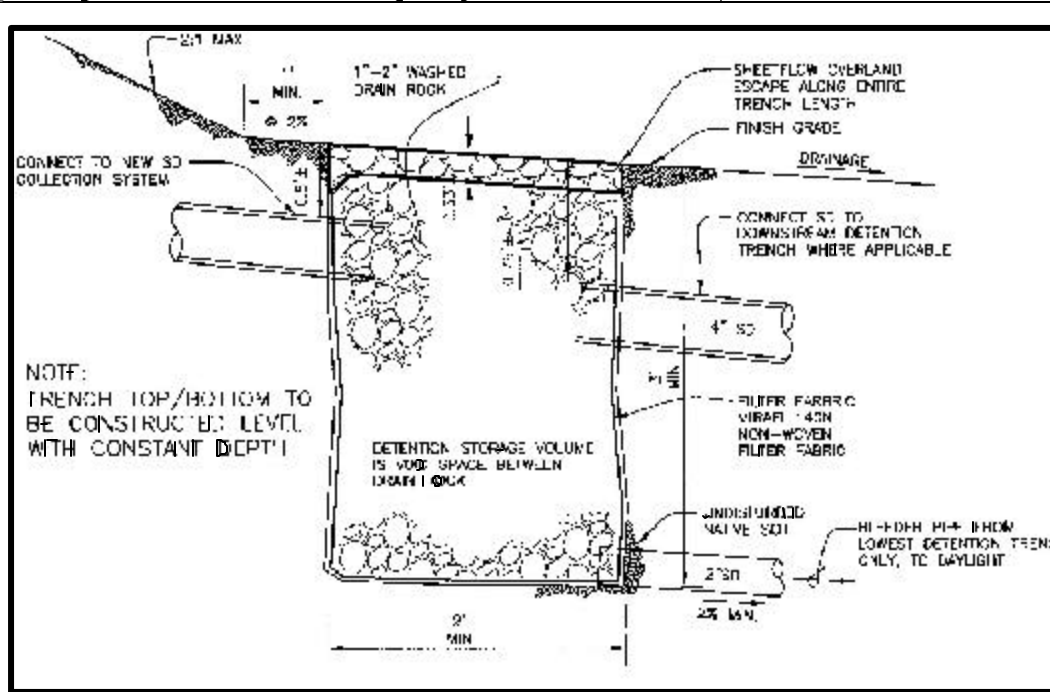




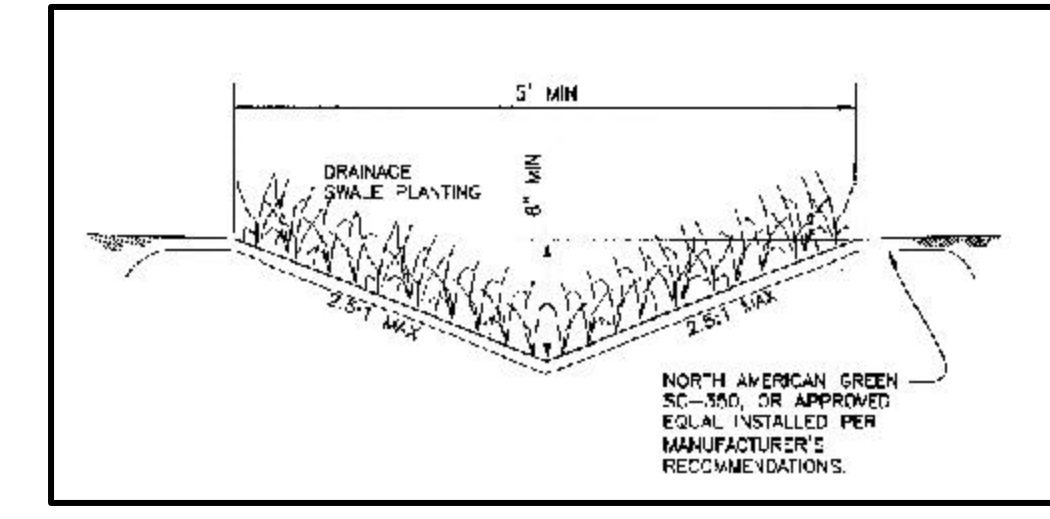
**GEOTECHNICAL & SOILS REPORT:**  
SOILS ENGINEERING REPORT, INVESTED RESIDENTIAL SUBDIVISION, PREPARED BY EARTH SYSTEMS PACIFIC, DATED NOVEMBER 11, 2004, AND JUNE 5, 2005 WERE FILED WITH THE TENTATIVE MAP APPLICATION.

**DRAINAGE REPORT:**  
JORGENSEN RANCH PRELIMINARY DRAINAGE ANALYSIS, PREPARED BY FLOWERS AND ASSOCIATES ENGINEERS, INC., DATED MARCH 8, 2006, WAS FILED WITH THIS TENTATIVE MAP APPLICATION.

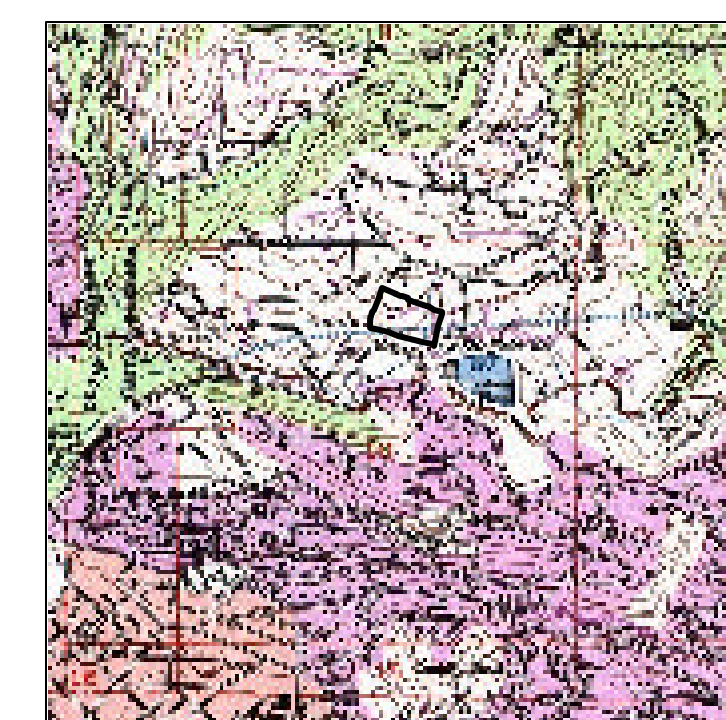
- LEGEND / COLOR KEY:**
- |    |  |    |  |
|----|--|----|--|
| TW | TOP OF WALL  | FG | FINISHED GRADE   |
| FS | FINISHED SURFACE   | FF | FINISHED FLOOR   |
|    | PROPOSED PRIVATE FIRE HYDRANT  |    | SEDIMENT FILTERS/BARRIERS EROSION CONTROL COMBINATION SILT SCREENING/WATTLES |
|    | PROPOSED CONTOURS AND ELEVATION  |    | HAY BALES EROSION CONTROL  |
|    | PROPOSED LOT LINE  |    | CONSTRUCTION VEHICLE GRAVEL AND RATTLE PLATES                                |
|    | PROPOSED DEVELOPMENT ENVELOPES (AREA WITHIN SETBACKS FOR ACCESS AND LANDSCAPE PURPOSES ONLY) |    | FLOW DIRECTION   |
|    | PROPOSED SITE WALLS (SEE LANDSCAPE PLANS FOR DETAILS)  |    | PROPOSED DETENTION TRENCHES  |
|    | PROPOSED HOMES (SEE ARCHITECTURAL PLANS FOR DETAILS)   |    | PROPOSED VEGETATED SWALES  |
|    | EXISTING SEASONAL DRAINAGE COURSES (INCLUSIVE OF 25-YEAR FLOW LEVEL)                         |    |  |
|    | PROPOSED PRIVATE STREET, CUL-DE-SAC AND DRIVEWAYS  |    |  |
- DEVELOPMENT ENVELOPE USES:**
- THE AREA DESIGNATED AS "DEVELOPMENT ENVELOPE" WITHIN EACH PARCEL HEREON IS HEREBY DEFINED TO INCLUDE THE FUTURE RESIDENTIAL BUILDINGS, TOGETHER WITH THE STRUCTURES PERMITTED THEREIN, AND ALL OTHER AREAS SUBJECT TO GROUND DISTURBANCE AND GRADING. NO GRADING OR GROUND DISTURBANCE IS ALLOWED TO OCCUR OUTSIDE THE DEVELOPMENT ENVELOPE, WITH THE EXCEPTION OF UTILITY AND ACCESS CORRIDORS NECESSARY TO SERVE EACH PARCEL. THE DEVELOPMENT ENVELOPE MAY INCLUDE IMPROVEMENTS SUCH AS WALKWAYS, DECKS, PATIOS, ARBORS, CARPORTS, FENCES, WALLS, CORRALS, GAZEBOES, SPAS, POOLS, UTILITIES AND APPURTENANT YARD IMPROVEMENTS AND USES.
- DEVELOPMENT RIGHTS DEDICATION:**
- ALL AREAS OF THE PROJECT SITE NOT DESIGNATED AS "DEVELOPMENT ENVELOPE" OR SHOWN HEREON AS AN ACCESS OR UTILITY SERVICE CORRIDOR, ARE TO BE SUBJECT OF A DEDICATION OF DEVELOPMENT RIGHTS THEREON TO THE CITY OF SANTA BARBARA. SAID AREAS ARE TO REMAIN IN AN UNDEVELOPED CONDITION SUBJECT TO THE PASSIVE USE BY THE PROPERTY OWNER. THE DEDICATION OF DEVELOPMENT RIGHTS SHALL NOT PREVENT PARCEL OWNERS FROM UNDERTAKING CLEARANCE OF FLAMMABLE VEGETATION ADJACENT TO STRUCTURES AND IMPROVEMENTS FOR FIRE PROTECTION PURPOSES.



**SECTION C-C DETENTION TRENCH DETAIL**  
NTS (NOTE: PLEASE SEE DRAINAGE REPORT FOR SPECIFICS)



**SECTION D-D TYPICAL VEGETATED DRAINAGE SWALE**  
NTS (NOTE: PLEASE SEE DRAINAGE REPORT FOR SPECIFICS)

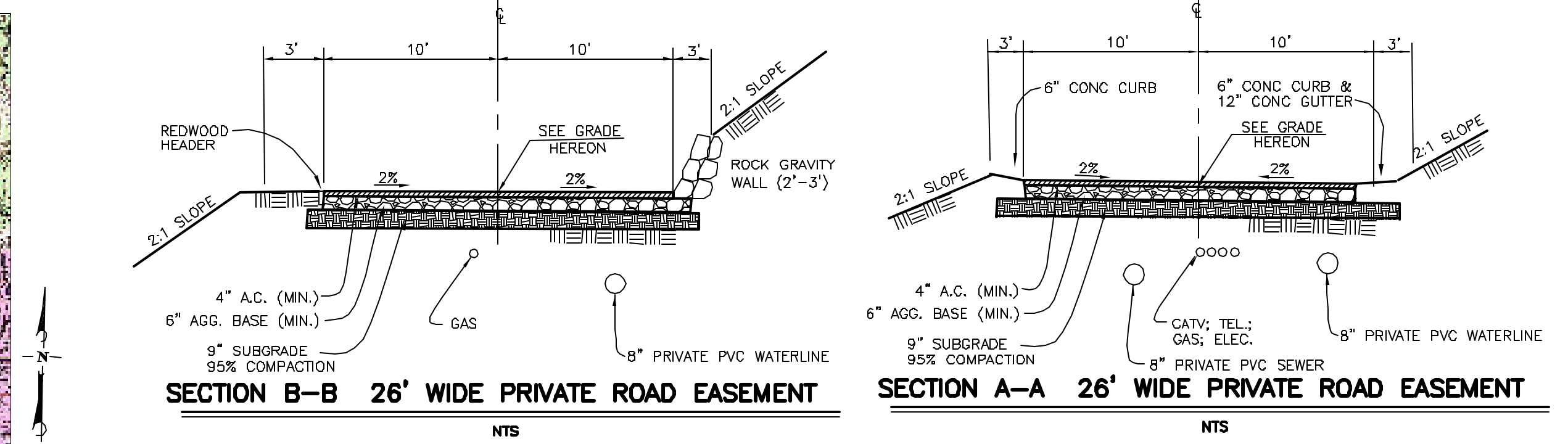


**VICINITY MAP: (NTS)**

**PREPARED BY:**  
L & P CONSULTANTS  
3 W. CARRILLO STREET, STE. 205  
SANTA BARBARA, CA 93101  
(805) 962-4611  
(805) 962-4161 FAX

PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.L.S. 5470



**SECTION B-B 26' WIDE PRIVATE ROAD EASEMENT**  
NTS

**SECTION A-A 26' WIDE PRIVATE ROAD EASEMENT**  
NTS

**TENTATIVE MAP**  
**PRELIMINARY DRAINAGE AND EROSION CONTROL PLAN**  
**FOR SUBDIVISION PURPOSES TO A 3-LOT SUBDIVISION**  
BEING A SUBDIVISION OF ASSESSOR PARCEL NUMBER 021-110-018  
IN THE CITY OF SANTA BARBARA

COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

SCALE: 1" = 30'

OCTOBER 2007

**PROFESSIONAL LAND SURVEYOR**  
MARK LLOYD  
NO. 5470  
EXPIRES 9-30-2008  
STATE OF CALIFORNIA

**L & P CONSULTANTS**  
3 WEST CARRILLO STREET  
SUITE 205  
SANTA BARBARA, CA 93101  
(805) 962-4611  
04-01021/08-07 3 LOT DRAINAGE  
SHEET 3 OF 3